

MINUTES OF THE REGULAR MEETING
OF THE
COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY

April 16, 2013

The Commissioners of the Chicago Housing Authority held its Regular Meeting of the Board of Commissioners on Tuesday, April 16, 2013 at approximately 8:30 a.m. at the CHA Corporate Offices, 60 East Van Buren, 12th Floor Loft in Chicago, IL.

Chairwoman Z. Scott called the meeting to order and upon roll call, those present and absent were as follows:

Present:	Deverra Beverly
	Mark Cozzi
	Dr. Mildred Harris
	Harriet Johnson
	Myra King
	John Markowski
	Rodrigo Sierra
	Z. Scott

Absent:	Adela Cepeda
	Bridget Reidy

Also present were Charles Woodyard, Chief Executive Officer; Scott Ammarell, Chief Legal Officer; Chicago Housing Authority Staff Members and the General Public.

There being a quorum present, the meeting duly convened and business was transacted as follows:

Upon Motion made and properly seconded, the Commissioners adjourned to Executive Session. Chairwoman Scott announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, Commissioners will meet in Closed Meeting to discuss matters under the following exceptions: personnel related matters and selection and compensation of legal counsel under (c)(1); pending/imminent/probable litigation under (c)(11).

The Commissioners subsequently reconvened in Open Session and upon roll call, those present and absent were as follows:

Present:	Deverra Beverly
	Mark Cozzi
	Dr. Mildred Harris
	Harriet Johnson
	Myra King
	John Markowski
	Rodrigo Sierra
	Z. Scott

Absent:	Adela Cepeda
	Bridget Reidy

There being a quorum present, the meeting duly convened and business was transacted as follows:

After Motion Made by Commissioner Sierra and seconded by Commissioner Harris, Closed Meeting Minutes and Regular Board Meeting Minutes of April 16, 2013 were unanimously approved as submitted.

Chairperson Scott then announced that during Closed Meeting, Commissioners discussed the following two Closed Meeting items. An Omnibus Motion for the approval of Items A1 and A2 was then presented by Commissioner Markowski.

(Item No. A1)

RESOLUTION NO. 2013-CHA-25

WHEREAS, The Board of Commissioners has reviewed staff memorandum dated April 16, 2013, entitled "Personnel Actions Reports", and concurs in the recommendation contained therein;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the personnel actions contained in the personnel reports for the period March 1, 2013 thru March 31, 2013 is hereby accepted.

(Item No. A2)

RESOLUTION NO. 2013-CHA-26

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated April 16, 2013, entitled "Approval of Personnel Actions":

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the requested personnel actions.

The Omnibus Motion to adopt resolutions for Items A1 and A2 was seconded by Commissioner Sierra and the voting was as follows:

Ayes:	Deverra Beverly
	Mark Cozzi
	Dr. Mildred Harris
	Harriet Johnson
	Myra King
	John Markowski
	Rodrigo Sierra
	Z. Scott

Nays:	None
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There being no questions or discussion, Chairwoman Scott thereupon declared said Motion carried and said resolutions adopted.

Commissioner Mildred Harris, then presented the report for the Joint Finance and Operations Committees. Per Commissioner Harris, a Joint Finance and Operations Committee session was held on Wednesday, April 10, 2013 at approximately 1:00 p.m. at the CHA Corporate Offices. Present at the meeting were Commissioners Beverly, Johnson, Harris, King, Markowski and Sierra. Since we did not have a quorum for either committee, at the recommendation of the Chief Legal Officer,

Commissioners were briefed on items appearing on the Agenda, however, for the record, no votes were taken. Linda Riley Mitchell, the Chief Financial Officer and staff presented the Committee with the March 2013 Treasury and Cash Flow Report.

Per Commissioner Harris, at the recommendation of staff, Item C3: Recommendation to award contract for Authority-wide Construction Management Services was removed from today's Agenda.

(Item C1 – This Number Not Used)

(Item C2)

The resolution for Item C2 ratifies the contract award to Burling Builders, Inc., in the amount of \$232,000 for electrical Bus Duct Upgrades at Lincoln Perry Apartments. The purpose of this contract is to upgrade the main electrical service distribution equipment at Lincoln Perry Apartments in order to bring it in compliance with the current City of Chicago Building Codes. During the summer of 2012, this building suffered a major power failure in the electrical distribution system of the building and was temporarily made operational to keep the building from being evacuated. Upon the completion of this work, the electrical distribution system will meet applicable Building Codes. The CHA is scheduled to appear at a hearing before the Circuit Court of Cook County on May 22, 2013 to confirm that a contract has been issued to perform the work needed to correct the various Code violations issued to the CHA based on the temporary electrical repairs. Due to the long lead time needed to order the bus duct materials, it is necessary that the CHA issue the contract to Burling Builders, Inc. prior to the April 16, 2013 Board meeting so that the installation work can be started before the May 22nd Court date. Lincoln Perry Apartments is a nine (9) story tall building, containing two hundred sixty-seven (267) dwelling units, completed in 1973 and located at 3245 South Prairie Avenue. Relocation of residents will not be required for this project.

RESOLUTION NO. 2013-CHA-27

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated April 10, 2013, entitled "RATIFICATION OF CONTRACT WITH BURLING BUILDERS, INC. FOR ELECTRICAL BUS DUCT UPGRADES AT LINCOLN PERRY APARTMENTS";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners hereby ratifies the execution of a firm fixed price contract with Burling Builders, Inc. for electrical bus duct upgrades at Lincoln Perry Apartments in the amount of \$232,000 for a term of ninety (90) calendar days.

These awards are subject to each Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3, and bonding and insurance requirements.

The Motion to adopt resolution for Item C2 was seconded by Commissioner Markowski and the voting was as follows:

Ayes:	Mark Cozzi
	Dr. Mildred Harris
	Harriet Johnson
	Myra King
	John Markowski
	Rodrigo Sierra
	Z. Scott

Recusal: Deverra Beverly

Nays: None

There being no questions or discussion, Chairwoman Scott thereupon declared said Motion carried and said resolution adopted.

Mr. Woodyard, Chief Executive Officer then presented his monthly report. Mr. Woodyard provided the Board with an update on Shops and Lofts, ribbon cutting ceremony for Harvest Commons and youth opportunities programs for the upcoming summer.

Chairwoman Scott then invited residents and the public at large to address the Board.

There being no further business to come before the Commissioners, upon Motion made, seconded and carried, the April meeting of the Board of Commissioners was adjourned at approximately 10:10 a.m.

Z. Scott, Chairwoman
Chicago Housing Authority

Lee Chuc-Gill, Secretary
Custodian and Keeper of Records